

BOARD OF DESIGN REVIEW MINUTES

September 26, 2002

CALL TO ORDER: Chairman Stewart Straus called the meeting to order at 6:31 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive

ROLL CALL: Present were Chairman Stewart Straus; Board Members Cecilia Antonio, Hal Beighley, Mimi Doukas, and Jennifer Shipley. Board Member Ronald Nardoza was excused.

Associate Planner Sambo Kirkman, Senior Planner John Osterberg, and Recording Secretary Sandra Pearson represented staff.

VISITORS:

Chairman Straus read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

STAFF COMMUNICATION:

Staff indicated that there were no communications at this time.

APPROVAL OF MINUTES:

The minutes of August 8, 2002, as written, were submitted. Chairman Straus asked if there were any changes or corrections. Mr. Beighley **MOVED** and Ms. Doukas **SECONDED** a motion that the minutes be adopted as written and submitted.

The question was called and the motion **CARRIED** unanimously.

MISCELLANEOUS BUSINESS:

Chairman Straus mentioned a request from Development Services Manager Steven Sparks for a volunteer from the Board of Design Review to serve on the Code Review Advisory Committee (CRAC), observing that they are responsible for the review of potential amendments to the Development Code.

Ms. Doukas offered to serve in this capacity.

Chairman Straus indicated that he would provide this information to Mr. Sparks.

OLD BUSINESS:**CONTINUANCES:**

Chairman Straus opened the Public Hearing and read the format of the hearing. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

A. BDR 2002-0050 -- FRED MEYER FUEL STOP GAS STATION TYPE 3 DESIGN REVIEW

(Continued from September 12, 2002)

This land use application has been submitted for Design Review approval for the development of a Fred Meyer Gas Station located east of the current Fred Meyer Store next to SW 158th Avenue. The development site is generally located north of SW Walker Road, west of SW 158th Avenue. The site can be specifically identified as Tax Lot 1100 on Washington County Assessor's Map 1S1-05BA. The proposed facility will include five gas pumps and a cashier's kiosk. The canopy will measure 43-feet by 92-feet (3,956 square feet) and will cover the developed site. The site is zoned Community Service (CS) and is approximately 16 acres in size. Within the Community Service zone, minor automotive services operating between the hours of 7 a.m. to 10 p.m. is a use permitted outright. A decision for action on the proposed development shall be based upon the approval criteria listed in Section 40.10.15.3.C of the Beaverton Development Code.

Observing that she is currently working with the applicant, *Fred Meyer Stores, Inc.*, with regard to a project in the Salem area through her employer, Ms. Doukas recused herself from participating in this issue and left the dais.

Mr. Beighley noted that while his firm, *Beighley & Associates, Inc.*, is the Landscape Architect of record with this project and that they are also currently working on the remodel of the *Fred Meyer Store* in Medford, this would not affect his ability to make an impartial and unbiased decision with regard to this proposal.

Associate Planner Sambo Kirkman presented the Staff Report and briefly described the proposal and distinguishing features of the application, observing that the applicant has been working with staff with regard to a revision to the original application to improve circulation, including the addition of a new driveway aisle and the relocation of other driveway and parking aisles. She mentioned that they have also proposed the construction of a walkway connecting the driveway entrance of SW 158th Avenue to the southeast entrance of the main retail building. Concluding, she recommended approval of the application, with certain Conditions of Approval, and offered to respond to questions.

APPLICANT:

CHRIS FERKO, representing *Berghausen Consulting Engineers, Inc.*, introduced Jim Coombes, representing *Fred Meyer Stores, Inc.* and Brian Freeman, representing *Group Mackenzie*, who is responsible for the preparation of the Traffic Study. Complimenting staff for the preparation of an excellent Staff Report, he noted that the applicant concurs with the proposed Conditions of Approval. Expressing his opinion that the applicant had submitted appropriate documentation for a good project, he noted that there is excellent access from SW Schendel Road and SW 158th Avenue, adding that the application proposes to widen the drive aisles for two-way circulation, as well as the addition of a new drive aisle in order to achieve direct access to the fueling facility. He discussed the color scheme for the proposal, observing that it is designed to provide consistency with the main store, adding that the landscape plan has been designed to provide consistency with the existing landscaping within the development. Pointing out that both Neighborhood Meetings had been very successful, he expressed his opinion that the neighborhood is supportive of the project. Concluding, he requested approval and offered to respond to questions.

Mr. Beighley requested clarification of whether this proposal would involve the same type of facility that is located at Fisher's Landing.

Mr. Ferko advised Mr. Beighley that *Berghausen Consulting Engineers, Inc.*, had worked with *Fred Meyer Stores, Inc.* with regard to that particular project.

Expressing his opinion that the project at Fisher's Landing is an irrigation nightmare, Mr. Beighley indicated that whoever is responsible should go to the landscape architect to ensure that those same problems are not created at the Beaverton site.

Mr. Ferko assured Mr. Beighley that *Berghausen Consulting Engineers, Inc.*, would work diligently to correct these concerns with regard to irrigation issues.

Chairman Straus requested clarification of whether this proposed facility would operate in the same manner as a regular gas station.

Mr. Ferko informed Chairman Straus that the hours of operation would basically match those of the main store operations, adding that this would be no different from a regular gas station.

Mr. Beighley questioned whether staff is comfortable with the proposed lighting situation.

Ms. Kirkman stated that staff's evaluation had identified that the foot candles at the property line were less than the ½ foot that is generally required, adding that the maximum illumination underneath the canopy itself is shown to be 35-foot

candle, which has been approved by the Board of Design Review for other gas stations within the City of Beaverton.

Mr. Ferko explained that the applicant had worked carefully with staff in order to meet appropriate specifications.

PUBLIC TESTIMONY:

No member of the public testified with regard to this proposal.

Ms. Kirkman indicated that she had no further comments with regard to this application.

The public portion of the Public Hearing was closed.

Mr. Beighley **MOVED** and Ms. Shipley **SECONDED** a motion for the approval of BDR 2002-0050 – Fred Meyer Fuel Stop Gas Station Design Review, based upon the testimony, reports and exhibits presented during the public hearings on the matter and upon the background facts, findings and conclusions found in the Staff Report dated September 19, 2002, including Conditions of Approval Nos. 1 through 20.

The question was called and the motion **CARRIED** by the following vote:

AYES:	Antonio, Beighley, Shipley and Straus.
NAYS:	None.
ABSTAIN:	Doukas.
ABSENT:	Nardozza.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 6:46 p.m.